

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

835381

PHELAN HALLINAN DIAMOND & JONES, PC

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ATTORNEYS FOR FREEDOM MORTGAGE CORPORATION

In Re:

ROBINSON ROSARIO



Order Filed on April 20, 2020
by Clerk

U.S. Bankruptcy Court
District of New Jersey

Case No: 19-26982-VFP

Hearing Date: April 16, 2020

Judge: Vincent F. Papalia

Recommended Local Form:



Followed



Modified

ORDER RESOLVING MOTION TO VACATE STAY AND/OR MOTION TO DISMISS WITH CONDITIONS

The relief set forth on the following pages, numbered two (2) through four (4) is hereby **ORDERED**.

DATED: April 20, 2020

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".

Honorable Vincent F. Papalia
United States Bankruptcy Judge

Applicant: FREEDOM MORTGAGE CORPORATION
Applicant's Counsel: Phelan Hallinan Diamond & Jones, PC
Debtor's Counsel: Roman Akopian, Esquire
Property Involved ("Collateral"): 179 Cambridge Avenue, Garfield, NJ 07026

Relief sought: ☒ Motion for relief from the automatic stay
☐ Motion to dismiss
☐ Motion for prospective relief to prevent imposition of automatic stay against the collateral by debtor's future bankruptcy filings

For good cause shown, it is **ORDERED** that Applicant's Motion(s) is (are) resolved, subject to the following conditions:

1. Status of post-petition arrearages:

☒ The Debtor is due for **1** month, from **April 1, 2020** to **April 30, 2020**.

☐ The Debtor is overdue for _____ payments at \$_____ per month.

☐ The Debtor is assessed for _____ late charges at \$_____ per month.

☒ Applicant acknowledges suspense funds in the amount of **\$2.15**

Total Arrearages Due \$0.00

2. Debtor must cure all post-petition arrearages, as follows:

☐ Immediate payment shall be made in the amount of \$_____. Payment shall be made no later than _____.

☒ Beginning on **April 1, 2020**, regular monthly mortgage payments shall continue to be made.

☐ Beginning on _____, additional monthly cure payments shall be made in the amount of \$_____ for _____ months.

☐ The amount of \$_____ shall be capitalized in the debtor's Chapter 13 plan. Said amount shall be set up on Trustee's ledger as a separate Claim. Debtor(s) shall file a Modified Plan within 10 days from the entry of this Order to account for the additional arrears to be paid to the secured creditor via Chapter 13 Plan and to adjust monthly payments to the Chapter 13 Trustee accordingly.

3. Payments to the Secured Creditor shall be made to the following address(es):

☐ Immediate payment:

☒ Regular Monthly payment:

Freedom Mortgage
Attn: Cash Management
10500 Kincaid Drive
Fishers, IN 46037

☐ Monthly cure payment:

4. In the event of Default:

☒ Should the Debtors fail to make any of the above captioned payments, or if any regular monthly mortgage payment commencing after the cure of the post petition delinquency is more than thirty (30) days late, counsel shall file a Certification of Default with the Court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtors, and Debtors' attorney and the court shall enter an Order granting relief from the Automatic Stay

☒ In the event the Debtors converts to a Chapter 7 during the pendency of this bankruptcy case, the Debtors shall cure all arrears within ten (10) days from the date of conversion in order to bring the loan contractually current. Should the Debtors fail to bring the loan contractually current, counsel shall file a Certification of Default with the Court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtors, and Debtors' attorney and the court shall enter an Order granting relief from the Automatic Stay

☒ This agreed order survives any loan modification agreed to and executed during the instant bankruptcy. If any regular mortgage payment due after the execution of a loan modification is more than thirty (30) days late, counsel shall file a Certification of Default with the Court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtors, and Debtors' attorney and the court shall enter an Order granting relief from the Automatic Stay

5. Award of Attorneys' Fees:

☐ The Applicant is awarded attorney's fees of \$_____ and costs of \$_____.

The fees and costs are payable:

☐ Through the Chapter 13 plan. These fees/costs shall be set up as a separate claim to be paid by the Standing Trustee and shall be paid as an administrative claim.

☐ to the Secured Creditor within _____ days.

☐ Attorneys' fees are not awarded.

6. This Agreed Order survives any loan modification agreed to and executed during the instant bankruptcy.

Certificate of Notice Page 5 of 5

United States Bankruptcy Court
District of New JerseyIn re:
Robinson Rosario
DebtorCase No. 19-26982-VFP
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Apr 21, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Apr 23, 2020.

db +Robinson Rosario, 179 Cambridge Avenue, Garfield, NJ 07026-3341

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 23, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILINGThe following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system on April 21, 2020 at the address(es) listed below:

Andrew L. Spivack	on behalf of Creditor	FREEDOM MORTGAGE CORPORATION nj.bkecf@fedphe.com
Andrew L. Spivack	on behalf of Creditor	Freedom Mortgage Corporation nj.bkecf@fedphe.com
Denise E. Carlon	on behalf of Creditor	Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com,	bkgroup@kmlawgroup.com	
Kevin Gordon McDonald	on behalf of Creditor	Toyota Motor Credit Corporation
kmcdonald@kmlawgroup.com,	bkgroup@kmlawgroup.com	
Marie-Ann Greenberg	magecf@magtrustee.com	
Melanie Carmela Grimes	on behalf of Creditor	FREEDOM MORTGAGE CORPORATION nj.bkecf@fedphe.com
Robert Davidow	on behalf of Creditor	FREEDOM MORTGAGE CORPORATION nj.bkecf@fedphe.com
Roman Akopian	on behalf of Debtor Robinson	Rosario romanakopian.law@gmail.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov	
William M.E. Powers	on behalf of Creditor	Freedom Mortgage Corporation ecf@powerskirn.com
		TOTAL: 10